

# INTRODUCTION

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The Overlake Neighborhood Plan, created with input from the community and adopted in 1999, is intended to guide private development and public investments so that new projects fit the community's vision and accomplish public as well as private objectives.

It is now time to update the 1999 Plan for several reasons:

- Overlake is already changing, including the expansions of Microsoft and Nintendo, the relocation of Group Health's in-patient facility and a potential high capacity transit (HCT) alignment as part of Sound Transit Phase II.
- Overlake has been identified as an important area for new housing in order for Redmond to achieve its housing goals.
- An evaluation of the transportation facilities required to support a mixed-use development pattern and address emerging transportation issues in Overlake was identified as a priority action in Redmond's Transportation Master Plan (TMP).
- In accordance with the update of the City's Comprehensive Plan, the planning horizon for Overlake must be extended from 2022 to 2030.

This Concept Plan is a summary of a charrette held on May 5-6, 2006, and is intended to provide input to the update of the Overlake Neighborhood Plan, including transportation planning and analysis.

Other important planning efforts are underway in the region. Sound Transit (ST) is planning for a second phase of capital projects from the ST Long Range Plan. One of the major projects that ST is analyzing as part of their project list is bringing high capacity transit (HCT) in the form of either light rail transit or rail-convertible bus rapid transit to the Overlake Neighborhood. The City of Bellevue is undertaking a project to develop a long-term vision for the Bel-Red Corridor, including goals for high capacity transit, land use, community amenities, and other features. The City of Bellevue also has a planning effort underway for the Crossroads Center.

## Process

The Concept Plan is largely the product of a two-day charrette hosted by the City of Redmond in May 2006, described in greater detail later in this report.

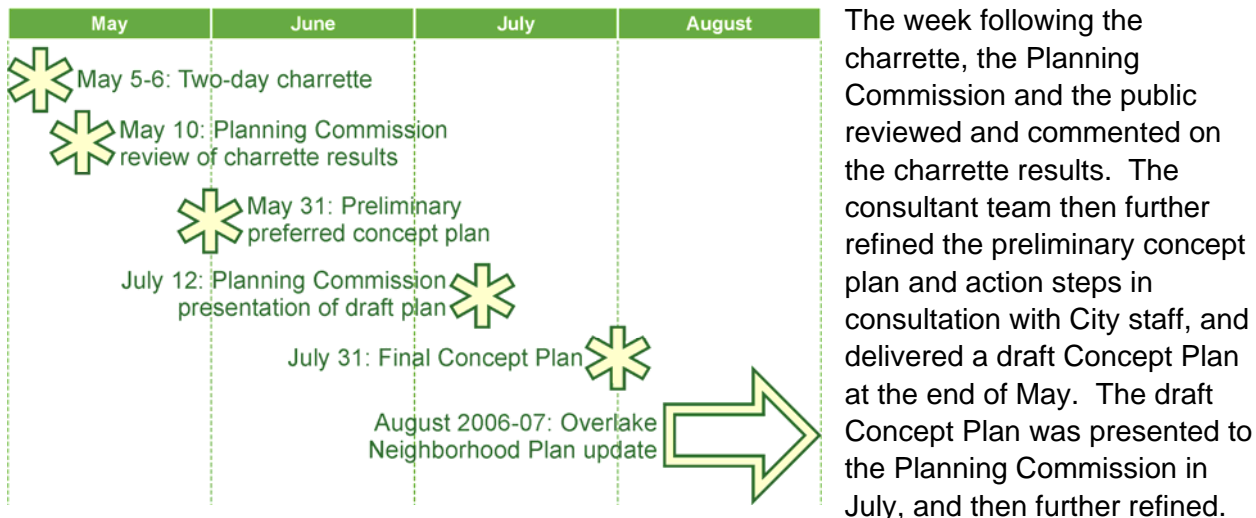


Figure 1. Overlake planning process.

The concept plan will provide input for the following aspects of the neighborhood plan update and other planning work underway in the area:

- Determining how planning, zoning and investments can help attract and retain the kind of development envisioned for the Overlake mixed-use core.
- Improving connections within the neighborhood, as well as between Overlake and nearby neighborhoods.
- Finalizing a preferred high capacity transit system alignment and station locations.
- Developing and evaluating alternatives for the amount and pace of development in Overlake through 2030.
- Determining what transportation and other improvements and funding strategies are needed to support development through 2030.

There will be a number of additional opportunities for citizens to participate during the next several months in preparation for Planning Commission consideration of proposed updates to the Overlake Neighborhood Plan in Spring 2007.

## Study Area

The map on the following page shows the location of the Overlake Urban Center in the region. Figure 3 on page 5 illustrates the boundaries of the Overlake Urban Center. Because the Microsoft campus comprises most of the northern portion of the Overlake Urban Center, much of this Plan focuses on the mixed-use core, which is located in the southwest portion of the Overlake Urban Center and is illustrated in Figure 4 on page 6.



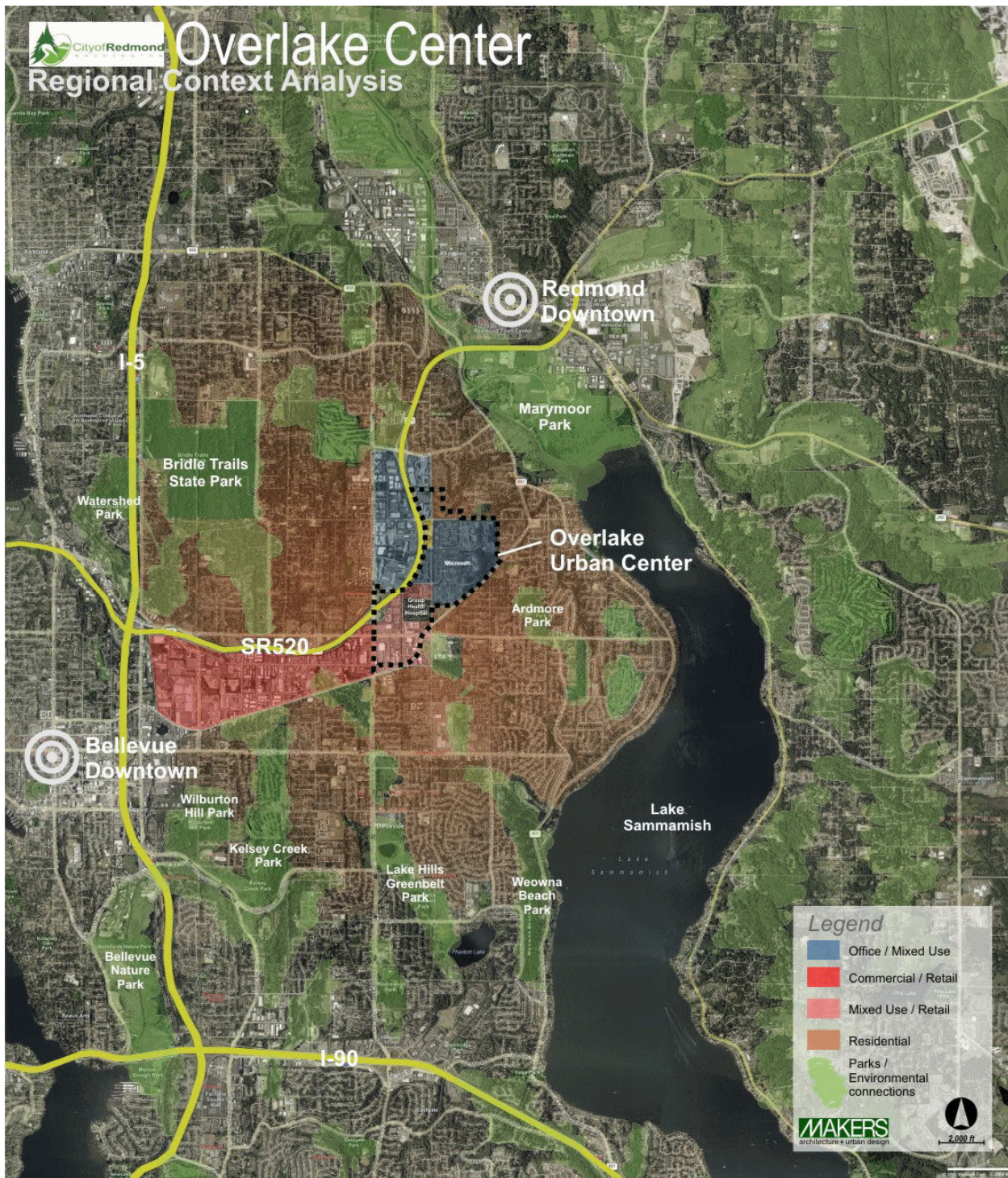


Figure 2. Overlake Urban Center within a Regional Context.



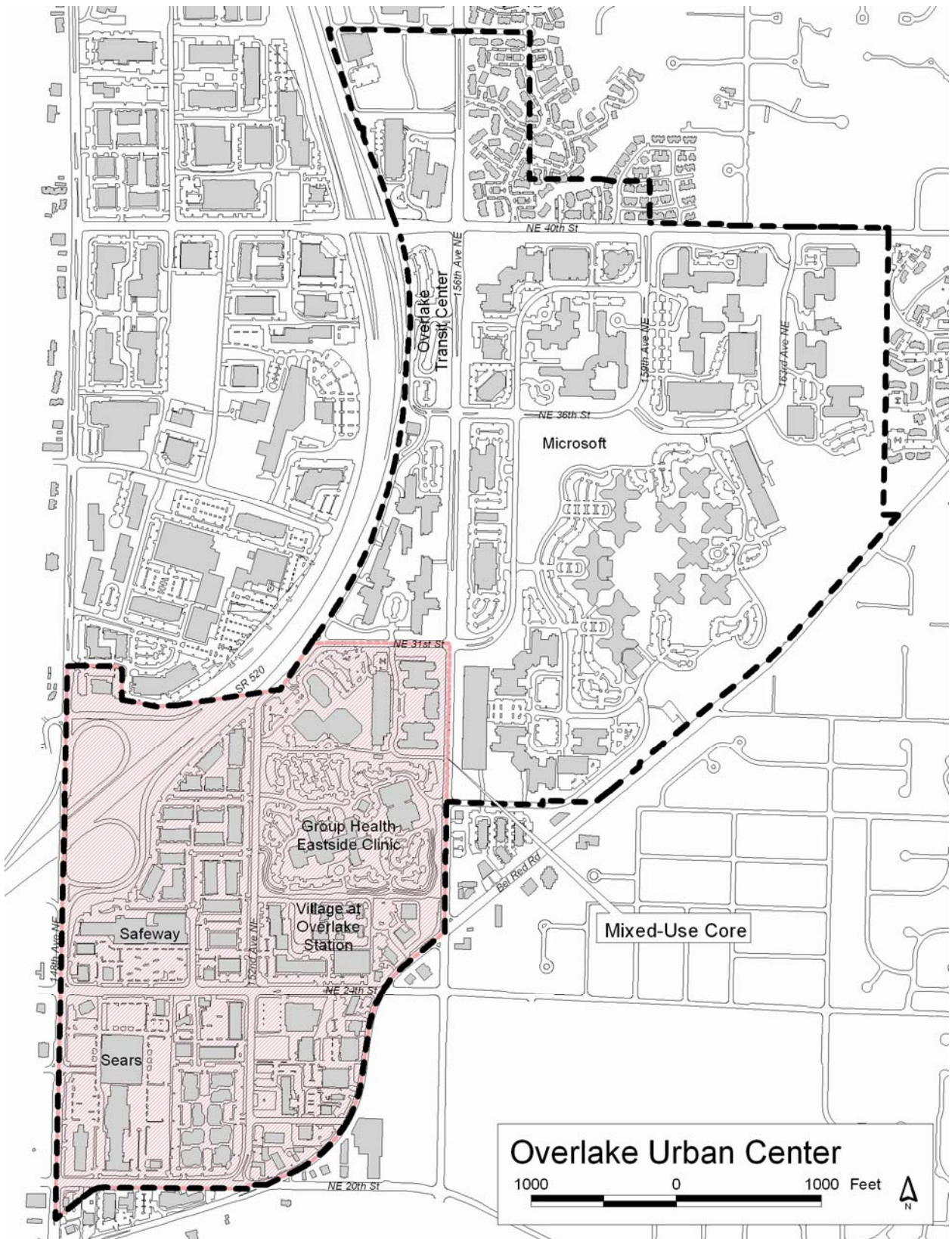


Figure 3. Overlake Urban Center.



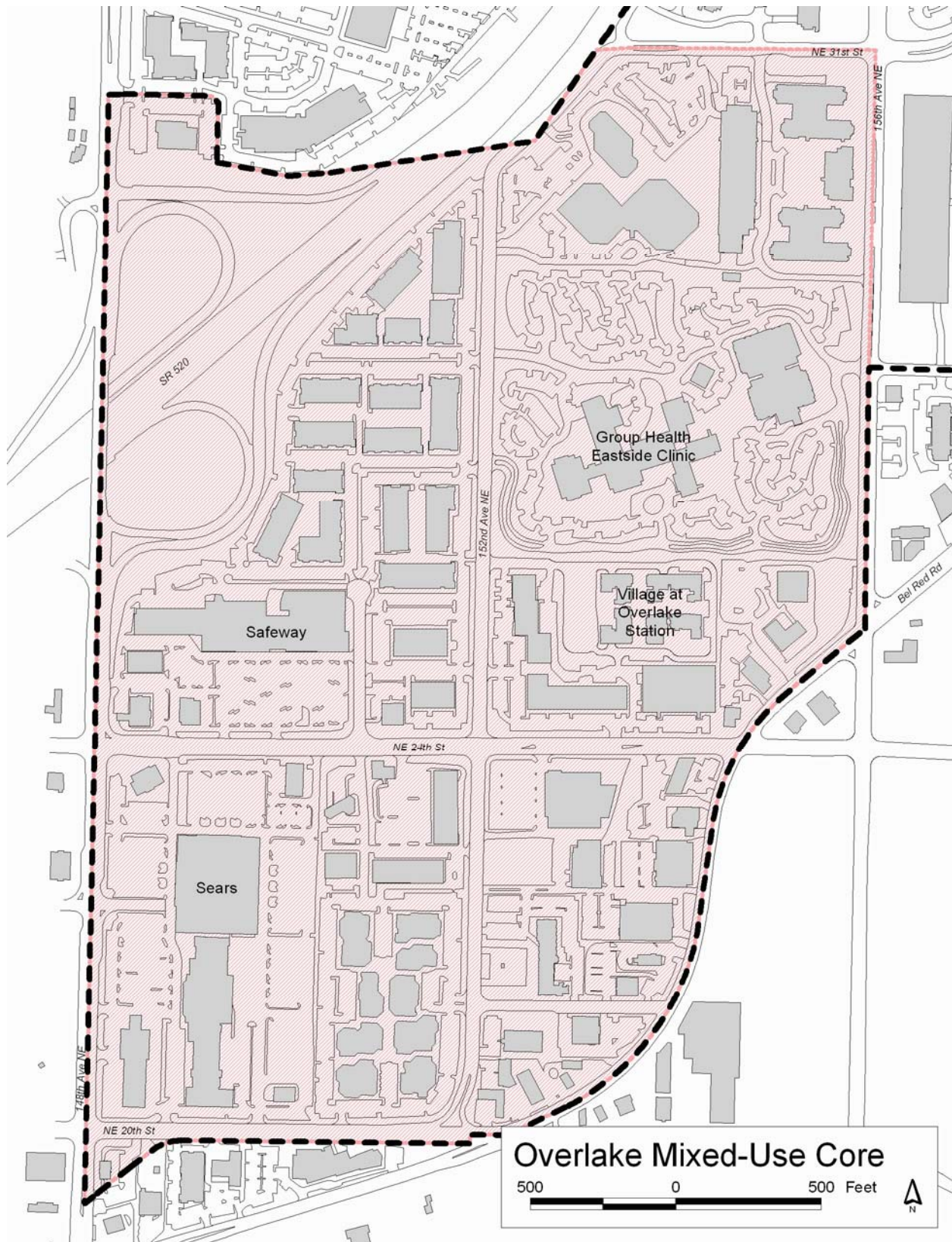


Figure 4. Overlake Mixed-Use Core.